



Halifax Drive, Buckshaw Village, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented end terrace home, ideally situated in the highly sought after area of Buckshaw Village. Freshly decorated throughout in neutral tones, this modern and spacious property offers versatile living accommodation ideal for families and couples alike. The home enjoys a convenient location close to Chorley and Leyland, providing access to a wide range of local shops, supermarkets, pubs and well regarded schools. Excellent transport links include nearby Buckshaw Parkway railway station, offering direct routes to Preston and Manchester, while the M6, M65 and M61 motorways are easily accessible, making this an ideal base for commuters.

Upon entering the home, you are welcomed into a bright entrance hall leading into the impressive open plan lounge, kitchen and dining area that spans the full length of the property. This generous space offers modern family living, with a contemporary fitted kitchen featuring a breakfast bar and integrated fridge/freezer to the front. The dining and lounge area is positioned to the rear, creating a comfortable setting for relaxing or entertaining, with French doors opening directly onto the garden and allowing plenty of natural light to flow through.

Moving to the first floor, you will find a spacious double bedroom positioned to the rear, alongside a well proportioned single bedroom to the front, which could also serve as a home office or study. A modern three piece family bathroom is located off the landing, finished to a good standard. The second floor is dedicated to a large master bedroom, enhanced by three Velux windows that create a bright and airy atmosphere.

Externally, the property benefits from a driveway to the front providing off road parking for two vehicles. To the rear, there is a low maintenance garden featuring a paved patio area, artificial lawn and a useful garden shed. This attractive home combines stylish interiors, practical living space and a prime location, making it an excellent opportunity for a range of buyers.





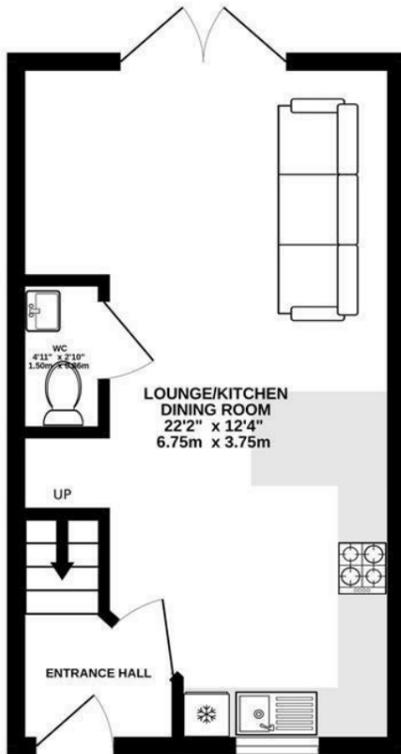




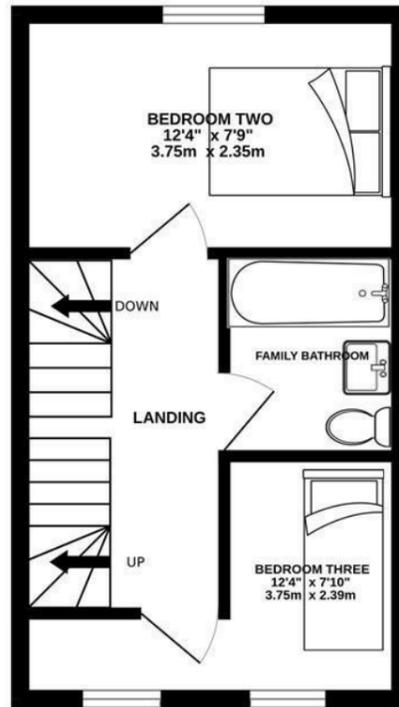




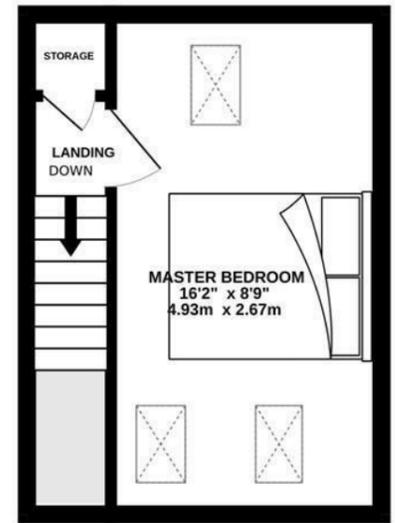
GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.

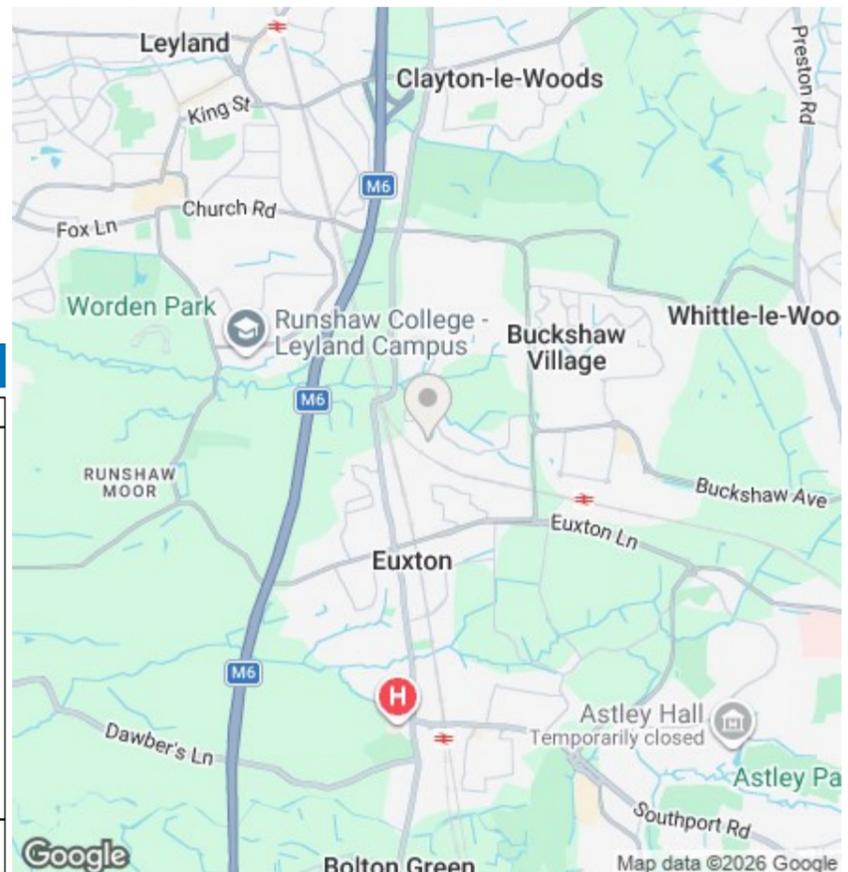


TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	